

<b>Prepared by and Return to:</b>  Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412  File No: S11-12-0857	<b>Grantors Address:</b> <u>393 Slocum Rd</u> <u>Hernando, MS 38632</u>  Home: <u>901-268-0704</u> Work: <u>Same</u>	<b>Grantees Address:</b> <u>1075 Deer Creek Dr.</u> <u>Hernando, MS 38632</u>  Home: <u>901-603-2551</u> Work: <u>Same</u>
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INDEXING INSTRUCTIONS: Lot 2 of the Daniels Tract containing 3.75 acres located in the Southwest Quarter of Section 12, T4S, R8W.

**WARRANTY DEED**

JOHN EDWARD (SONNY) DANIELS, III, AND WIFE AMY LEIGH LANN DANIELS  
GRANTORS

TO

JIM P. MONTAGUE, JR. AND AUDRA MONTAGUE,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, John Edward (Sonny) Daniels, III, and wife Amy Leigh Lann Daniels, do hereby sell, convey, and warrant unto Jim P. Montague, Jr. and Audra Montague, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

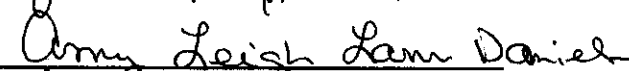
See Attachment for Legal Description.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 2012 shall be paid by the Grantor, and possession is given with this deed.

WITNESS our signature(s), this the 30th day of November, 2012.

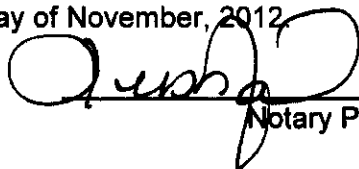
  
 John Edward (Sonny) Daniels,

  
 Amy Leigh Lann Daniels

STATE OF MISSISSIPPI:  
 COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named JOHN EDWARD (SONNY) DANIELS, III, AND WIFE AMY LEIGH LANN DANIELS, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of November, 2012.

  
 Notary Public

My commission expires:



November 5, 2012

**DESCRIPTION OF LOT 2 OF THE DANIELS TRACT CONTAINING 3.75  
ACRES LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12;  
TOWNSHIP 4 SOUTH; RANGE 8 WEST; DESOTO COUNTY, MISSISSIPPI.**

Beginning at the southwest corner of the southwest quarter of Section 12; Township 4 South; Range 8 West; thence north 40 feet to a point on the west line of the Daniels tract; thence north 89 degrees 13' east 200.0 feet to the southeast corner of lot 1 of the Daniels tract and the point of beginning of the following lot 1: thence north 1 degree 11' west 654.0 feet to the northeast corner of lot 1; thence north 89 degrees 13' east 250.0 feet to a point; thence south 1 degree 11' east 654.0 feet to a point in the north right of way of Wheeler Road ( 80 feet wide); thence south 89 degrees 13' west 250.0 feet to the point of beginning and containing 3.75 acres more or less.

J. F. Lauderdale L.S.